

Tentative Map Checklist

Date: _____ Application Number: _____ Planner: _____

Subdivision Name: _____

NOTE: The map must contain a legend indicating the purpose of all lines, symbols, and markings.

| Yes | No | N/A | The following are required per 30.28.130(a.)(3.) |
|-----|----|-----|--|
| | | | A. Date of Preparation and the map scale (Scale shall not exceed 100 feet to 1 inch). |
| | | | B. The lettering shall be placed to read from the bottom right-hand side of the sheet. The north arrow shall be directed away from the reader. |
| | | | C. Names, addresses, and telephone numbers of owners of record, subdivider, and person or persons who prepared the map. |
| | | | D. Sufficient legal description of the land to describe the location, including a graphic exterior subdivision boundary, dimensions, and approximate acreage. (if streets are not dedicated, the map must be drawn to the centerline of the street) |
| | | | E. Location, names, present widths and improvements of adjacent streets. |
| | | | F. Lot corners of adjoining subdivisions or tracts, together with recording data of adjoining subdivisions and/or parcels by recorded deed reference. |
| | | | G. Location, names, proposed grades and widths of proposed streets and highways, as shown on the Plan and within the proposed subdivision, including street section drawings. |
| | | | H. Contour lines of the entire subdivision, having the following intervals: <ul style="list-style-type: none"> i. Two (2) foot contour intervals for ground slopes between level and forty percent (40%). ii. Five (5) foot contour intervals for ground slopes between forty percent (40%) and eighty percent (80%). iii. Ten (10) foot contour intervals for ground slopes exceeding eighty percent (80%). iv. If the slope exceeds twelve percent (12%), it must comply with hillside development regulations of Chapter 30.56 and show the limits of such slope. |
| | | | I. The width and location of all easements for drainage, sewage, public utilities, and other purposes. |
| | | | J. Radii of all curves. |
| | | | K. The lot layout, lot number, and approximate dimensions of each lot. |
| | | | L. A map indicating plans for development of the entire area if the proposed plat is a portion of a larger holding intended for subsequent development. |
| | | | M. The location and outline, to scale, of each building or other structure, within the proposed subdivision, noting whether or not each building or structure is to be removed or remain in the development of the subdivision, and other physical features which would influence the layout or design. |
| | | | N. Location of areas subject to inundation of storm water overflow, and the location, widths, and direction of flow of all watercourses and proposed storm water drainage and facilities, and also depicting limits of the 100 year flood plain. |
| | | | O. Location and size of existing culverts, drain pipes, watercourses, natural drainage channels and their relocation, if proposed. |
| | | | P. Sources and availability of water supply, proposed size and location of existing water mains, and proposed location of fire hydrants. |
| | | | Q. Proposed method of sewage disposal. Location and size of nearest main. |
| | | | R. Proposed use of property. |
| | | | S. Proposed sites to be reserved or dedicated for public parks, schools, playgrounds and/or other public uses. |
| | | | T. Proposed improvements and location, including any shared access. |
| | | | U. Location of sidewalks. (If detached, a vacation application must be either approved before or submitted concurrently with this tentative map). |
| | | | V. A vicinity or key map showing the relation of the subdivision to the area in which it is located. |
| | | | W. A statement regarding protective covenants and deed restrictions which the subdivider intends to enforce. |
| | | | X. Known, mapped or observable faults and fissures, as well as setback to any faults, or a statement related thereto. |
| | | | Y. All groundwater depths historically within 20 feet of the existing ground surface, or statement related thereto. |
| | | | Z. A statement indicating where the nearest water and sewer utility distribution systems proposed to be used are located. |

| Yes | No | N/A | Common interest communities/subdivision in compliance with NRS 116 & 117 |
|------------|-----------|------------|---|
| | | | <p>NRS 116.2109 Plats and plans.</p> <p>1. Plats and plans are a part of the declaration, and are required for all common-interest communities except cooperatives. Each plat and plan must be clear and legible and contain a certification that the plat or plan contains all information required by this section.</p> <p>2. Each plat must comply with the provisions of chapter 278 of NRS and show:</p> <p>(a) The name and a survey of the area which is the subject of the plat;</p> <p>(b) A sufficient description of the real estate;</p> <p>(c) The extent of any encroachments by or upon any portion of the property which is the subject of the plat;</p> <p>(d) The location and dimensions of all easements having a specific location and dimension which serve or burden any portion of the common-interest community;</p> <p>(e) The location and dimensions of any vertical unit boundaries and that unit's identifying number (<i>i.e. cross section drawing of multi-story buildings</i>);</p> <p>(f) The location with reference to an established datum of any horizontal unit boundaries not shown or projected on plans recorded pursuant to subsection 4 and that unit's identifying number; and</p> <p>(g) The location and dimensions of limited common elements, including porches, balconies and patios, other than parking spaces and the other limited common elements described in subsections 2 and 4 of NRS 116.2102...</p> <p>.....see NRS 116.2109 for more info.....</p> |
| Yes | No | N/A | The following are required per 30.40 |
| | | | Lots meet minimum lot size for the zoning district. |
| | | | Lot density to zoning |
| | | | Open space |
| Yes | No | N/A | The following are required per 30.52.030 (b.) |
| | | | Private streets and access easements greater than one hundred fifty (150) feet in length that serve more than 1 dwelling unit shall have a minimum width of 37 feet with a minimum 36 foot wide drivable surface and must terminate in a County-approved turnaround. (single family only) (NON-WAIVEABLE). |
| | | | Private streets and access easements less than one hundred fifty (150) feet in length that serve more than one dwelling unit up to a maximum of 6 dwelling units shall have a minimum width of 25 feet with a minimum 24 foot wide drivable surface. (single family only) (NON-WAIVEABLE). |
| | | | Private access easements serving only one (1) dwelling unit with no frontage on public or private streets shall have a minimum width of twenty (20) feet and need not terminate in a County-approved turnaround. (See figure 30.52-1). |
| Yes | No | N/A | The following are required per 30.52.052 |
| | | | Streets shall not exceed one thousand five hundred (1,500) feet in length between intersections, except where topographical or other conditions require longer blocks, in which case the Fire Department shall be the approving authority. |
| | | | Wherever blocks are longer than one thousand (1,000) feet, pedestrian crosswalks of not less than five (5) feet in width shall be required where deemed essential for circulation and access to schools, playgrounds, shopping centers, and other community facilities. |
| | | | Streets with a County-approved turnaround shall not exceed five hundred (500) feet in length. |
| | | | Streets without a County-approved turnaround shall not exceed one hundred fifty (150) feet in length. |
| | | | Street intersections shall be off-set a minimum of one hundred twenty-five (125) feet (measured right-of-way line to right-of-way line). |
| Yes | No | N/A | The following are required per 30.24, 30.52, 30.56, and 30.64 |
| | | | Lots must have legal access. |
| | | | Double frontage lots shall be avoided. |
| | | | Legality of Lot (lot of record; no remnant lots) |
| | | | Energy efficient design |
| | | | Drive aisles and driveways including dimensions (PUD or commercial) |
| | | | Landscaping location, width, area, easement/common area (verify against previously approved land use application) |
| Yes | No | N/A | Additional items of concern |
| | | | Must meet all conditions of approval. |
| | | | Map must match previous site plan approval. |

MIXED USE Checklist

Date: _____ Application Number: _____ Planner: _____

Project Name: _____

NOTE: This checklist must be used in addition to the tentative map checklist.

| Yes | No | N/A | The following are required per 30.48.770 |
|-----|----|-----|---|
| | | | Plans must show entire development – if entire project is not shown, advise applicant that additional approval may be necessary to complete the project |
| | | | Plans must show location of buildings |
| | | | Transitioning Considerations – All mixed use developments shall incorporate appropriate bulk and use transitioning measures along the development's perimeter to achieve compatibility with existing development on adjacent properties. Consideration will be given to the following to determine if appropriate transitioning measures are included in the plans. |
| | | | Pedestrian Orientation. Mixed use developments shall emphasize and incorporate pedestrian orientation in the project's overall design. Proposed projects are expected to provide site design and building scale features with a primary emphasis on streetscape functionality and pedestrian access to a site (rather than vehicular access and parking concerns which are limited). Pedestrian oriented buildings are typically constructed close to the street with windows and display features facing the street and main entrances designed to accommodate access from the street sidewalk. |
| | | | Design and Development Standards. Applications for a mixed use project shall demonstrate compliance with the standards established in this subsection A. Density. B. Height. C. Setbacks. D. Open Space Requirements. E. Parking and Traffic Circulation. F. Pedestrian Realm. G. Landscaping H. Trash Receptacles and Enclosures. I. Major Flight Corridor. J. Signage. |
| Yes | No | N/A | Additional items of concern |
| | | | |

NOTE: Additional items may be required at the time of submittal if deemed necessary by Planning staff.